169.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,000 / 793,000
					USE VALUE:	793,000 / 793,000
					ASSESSED:	793,000 / 793,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
272		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SARDO THOMAS G--ETAL
Owner 2:	JACOBS HILARY C
Owner 3:	
Street 1:	272 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,233 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1599 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10233.000	283,400	700	508,900	793,000
Total Card	0.235	283,400	700	508,900	793,000
Total Parcel	0.235	283,400	700	508,900	793,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.94 | /Parcel: 495.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111989
GIS Ref
GIS Ref
Insp Date 06/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 169.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,500	700	10,233.	508,900	793,100	793,100	Year End Roll	12/18/2019
2019	101	FV	225,000	700	10,233.	508,900	734,600	734,600	Year End Roll	1/3/2019
2018	101	FV	225,000	700	10,233.	428,900	654,600	654,600	Year End Roll	12/20/2017
2017	101	FV	225,000	700	10,233.	392,600	618,300	618,300	Year End Roll	1/3/2017
2016	101	FV	225,000	700	10,233.	334,400	560,100	560,100	Year End	1/4/2016
2015	101	FV	212,600	700	10,233.	290,800	504,100	504,100	Year End Roll	12/11/2014
2014	101	FV	212,600	700	10,233.	269,000	482,300	482,300	Year End Roll	12/16/2013
2013	101	FV	212,600	700	10,233.	255,900	469,200	469,200		12/13/2012

!13069!

PRINT

Date	Time
12/11/20	03:04:46

LAST REV

Date	Time
08/08/18	10:40:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13069

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20938-586		12/1/1990		205,000	No	No		Y

USER DEFINED

Prior Id # 1:	111989
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2005	281	Addition	57,175	C		G6	GR FY06	7 X 26 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	MEAS&NOTICE	CC	Chris C
12/16/2008	Meas/Inspect	336	PATRIOT
12/13/1999	Meas/Inspect	243	PATRIOT
7/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10233		Sq. Ft.	Site		0	70.	0.71	7									508,895						508,900	

Total AC/HA:	0.23492	Total SF/SM:	10233	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 508,895	Spl Credit	Total: 508,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30666041
Const Adj.:	0.98990101
Adj $ / SQ:	168.150
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410759
Depreciation:	127335
Depreciated Total:	283424

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

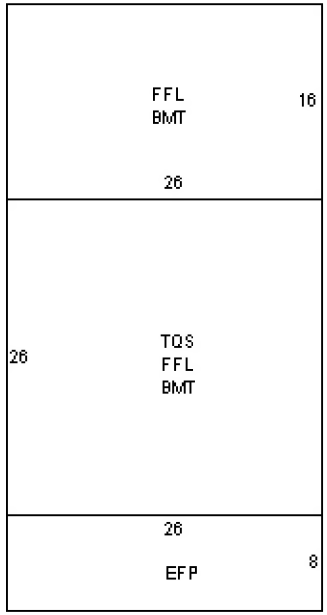
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.15
Special Features:	0	Val/Su Net:	97.76
Final Total:	283400	Val/Su SzAd	177.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	50.450	55,086
FFL	First Floor	1,092	168.150	183,620
TQS	3/4 Story	507	168.150	85,252
EFP	Enclos Porch	208	39.910	8,301

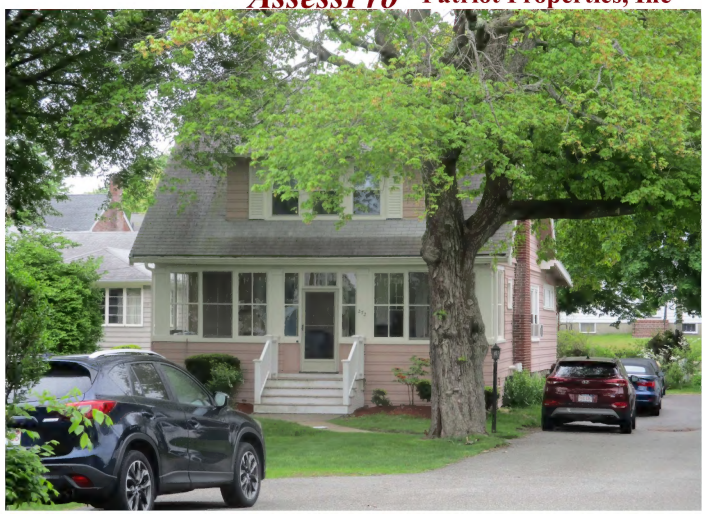
Net Sketched Area:	2,899			Total:	332,259
Size Ad	1599	Gross Are	3068	FinArea	1599

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X20	G	AV	1960	4.49	T	40.8	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700